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Martin & Pole

Established 1846

ESTATE AGENTS



18 Burwell Close, Lower Earley, Reading, RG6 4BB

For Sale £190,000 Leasehold

18 Burwell Close, Lower Earley, Reading, RG6 4BB



Close to regular bus services into Reading town centre, via the University
Close to local shops
Good access to the M4 motorway network
Near Earley and Winnersh Triangle railway stations

First floor maisonette
One bedroom
Sitting room
Refitted kitchen
Refitted bathroom
Gas radiator central heating
UPVC double glazed windows
Allocated parking space

N.B. Photos from March 2019

EER:C75

Council Tax: B





IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas.

For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

A first floor maisonette superbly positioned for public transport, shops and motorway access.

The grounds and accommodation briefly comprise (all measurements are approximate):

Small open plan front garden

Covered entrance porch with bin storage cupboard, UPVC double glazed front door leading to

Enclosed entrance hallway with coats hanging area, stairs to the

Hallway with small storage cupboard and airing cupboard housing gas boiler

Lounge: 13'8 by 11'10 with double glazed window, radiator.

Bedroom: 12'3 by 10'6 with fitted cupboard above the stairwell, double glazed window, radiator.

Kitchen: 11'10 by 5'4 refitted comprising a one and a half bowl sink unit inset into worktops with units above and below, four ring hob with oven below, fridge, freezer, washing machine, breakfast bar, double glazed window.

Bathroom: refitted suite comprising panel enclosed bath with mixer tap, separate shower over, fitted screen, close coupled WC, wash hand basin with storage below.

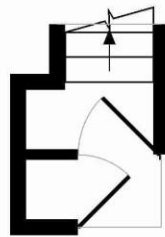
Tenure: The current owner extended the lease in 2013. The current lease expires June 2171 meaning there is approximately 151 years remaining. There is a peppercorn ground rent.

16 The Parade Silverdale Road
Earley Berkshire RG6 7NZ
T: 0118 926 4422 F: 0118 926 3334
e@martinpole.co.uk

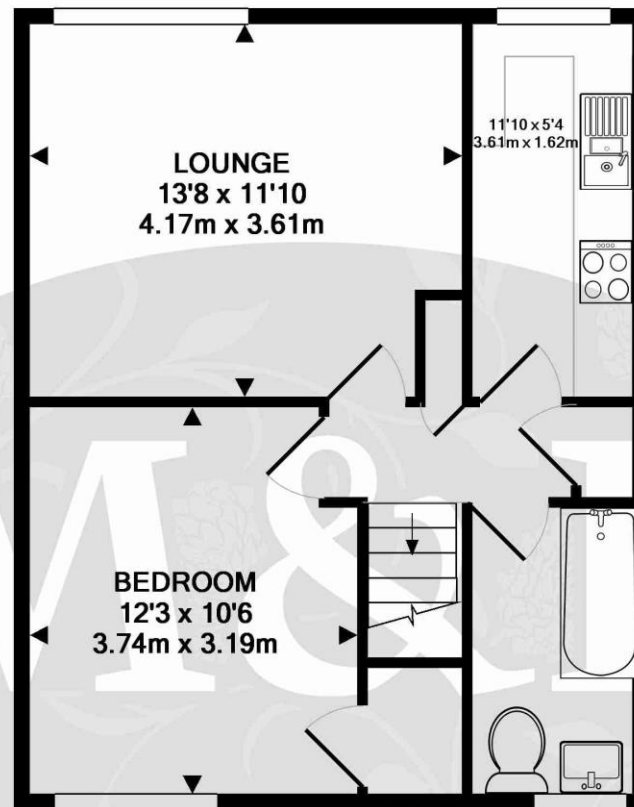
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ESTATE AGENTS



GROUND FLOOR
APPROX. FLOOR
AREA 25 SQ.FT.
(2.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

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